

City of Mukilteo

Table XX: Development History (1995 - 2018)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
RD 12500 (2000 to 2018 Sample)											
	Single Family	14.97	100%	49	3.27	3.27	-	-	-	-	-
RD 9600											
	Single Family	23.42	100%	87	3.72	3.72	-	-	-	-	-
RD 8400											
	Single Family	3.60	100%	18	5.01	5.01	-	-	-	-	-
RD 7500											
	Single Family	19.80	58%	73	3.69	3.69	-	-	-	-	-
RD 7200 (Post-GMA Sample)											
	Single Family	33.22	100%	181	5.45	5.45	-	-	-	-	-
MRD											
	Single Family	1.25	16%	12	1.58	1.58					
	Multi-Family	6.35	84%	74	9.74	9.74	-	-	-	-	-
	Total	7.59	100%	86	11.32	11.32					
MR and MR PRD (Multi-Family sample only) (also applies to remaining triple-zoned land with PCB(S), MR, BP zoning)											
	Multi-Family	13.10	100%	238	18.16	18.16	-	-	-	-	-
CB: New Projects (1995 to 2018)											
	Single-Family	1.35	17%	15	1.86	4.00 (1)	-	-	-	-	-
	Mixed-Use	2.20	27%	8	0.99	8.00 (1)	17,570	0.05	44	5.44	5.44
	Non-Residential	4.53	56%	-	-	-	52,755	0.15	133	16.42	16.42

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	<b>Total</b>	<b>8.07</b>	<b>100%</b>	<b>23</b>	<b>2.85</b>	<b>12.00 (1)</b>	<b>70,325</b>	<b>0.20</b>	<b>176</b>	<b>21.86</b>	<b>21.86</b>
(1) This report assumes higher residential densities in CB than have been observed in the past because the zoning code was modified in the mid-2000s to encourage housing and the											
<b>CB: Infill Projects</b>											
	Non-Residential					No Data					20.00 (2)
(2) The assumed new jobs by employment sector are: 10 Services, 6 Retail, 2 FIRE, and 2 Food Services.											
<b>CB (S): New Projects (1995 to 2018)</b>											
	Non-Residential	10.28	100%	-	-	-	145,912	0.33	348	33.86	33.86
<b>CB (S): Infill Projects</b>											
	Non-Residential	1.34	100%	-	-	-	4,872	0.08	9	6.70	20.00 (3)
(3) Future business expansions and new uses on sites with existing uses will likely have higher average employment densities than the infill project that this sample relies on (a new self-service car wash and espresso stand next to an existing auto repair shop). The assumed new jobs by employment sector are: 10 Services, 6 Retail, 2 FIRE, and 2 Food Services.											
<b>PCB (S) (and PCB): (Non-Residential New Project Sample Only, 1995 to 2018) (4)</b>											
	Non-Residential	21.79	100%	-	-	-	274,392	0.67	685	31.46	31.46
(4) The employment density for new projects is also being applied to infill projects because the infill data sample size is too small to be reliable (one project: a new car wash added onto an existing gas station).											
<b>DB</b>											
	Mixed-Use	1.91	100%	17	8.89	8.89	31,200	0.37	83	43.43	43.43
<b>WMU</b>	Mixed Use			New Zone: No Data					New Zone: No Data		25.00 (9)
(5) The city revised Waterfront Mixed Use in 2009 and the zone now covers land formerly zoned Downtown Business. The only recent building in WMU is the Silver Cloud Inn											
<b>IP (and BP): New Projects (1995 to 2018)</b>											
	Non-Residential	39.93	100%	-	-	-	608,815	0.35	1,153	28.87	28.87
<b>IP (and BP): Infill Projects (1995 to 2018)</b>											

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LI (and HI): New Projects	Non-Residential	8.52	100%	-	-	-	155,762	0.37	227	26.63	26.63
	Non-Residential	36.03	100%	-	-	-	555,369	0.60	911	25.29	25.29
LI (and HI): Infill Projects	Non-Residential	32.29	100%	-	-	-	403,687	0.28	776	24.02	24.02
	Non-Residential	13.70	100%	-	-	-	57,404	0.10	57	4.16	4.16
PI: New Projects (1995 to 2018)	Non-Residential	16.78	100%	-	-	-	254,557	0.40	115	6.84	6.84
	Non-Residential										
OS	Case-by-case for known pending projects in Open Space										
PSP	Case-by-case for known pending projects in Public / Semi-Public										